169.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	665,300 / 665,300
					USE VALUE:	665,300 / 665,300
					ASSESSED:	665,300 / 665,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
248		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RACICOT PAUL D/MARIELLE R
Owner 2:	
Owner 3:	
Street 1:	248 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZOTOV PAUL & NATASHA -
Owner 2:	-
Street 1:	248 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,651 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4651.000	273,600		391,700	665,300
Total Card	0.107	273,600		391,700	665,300
Total Parcel	0.107	273,600		391,700	665,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.33 | /Parcel: 486.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 112032

GIS Ref

GIS Ref

Insp Date 08/07/18

!13074!

PREVIOUS ASSESSMENT

Parcel ID 169.0-0007-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,700	0	4,651.	391,700	665,400	665,400	Year End Roll	12/18/2019
2019	101	FV	225,900	0	4,651.	391,700	617,600	617,600	Year End Roll	1/3/2019
2018	101	FV	234,800	0	4,651.	330,100	564,900	564,900	Year End Roll	12/20/2017
2017	101	FV	234,800	0	4,651.	302,100	536,900	536,900	Year End Roll	1/3/2017
2016	101	FV	234,800	0	4,651.	257,400	492,200	492,200	Year End	1/4/2016
2015	101	FV	222,500	0	4,651.	223,800	446,300	446,300	Year End Roll	12/11/2014
2014	101	FV	222,500	0	4,651.	207,000	429,500	429,500	Year End Roll	12/16/2013
2013	101	FV	222,500	0	4,651.	197,000	419,500	419,500		12/13/2012

PRINT

Date	Time
12/11/20	03:05:03

LAST REV

Date	Time
08/29/18	10:31:19

apro

13074

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZOTOV PAUL & NA	35741-446		6/24/2002		381,000	No	No		
DANINBURG SUZAN	29321-528		10/16/1998		238,000	No	No		Y

USER DEFINED

Prior Id # 1:	112032
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2008	1477	Addition	39,000			G10	GR FY10	ADDITION W/ BATH

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2018	Inspected	CC	Chris C
6/26/2018	MEAS&NOTICE	CC	Chris C
11/7/2008	Meas/Inspect	355	PATRIOT
10/3/2002	MLS	MM	Mary M
12/9/1999	Meas/Inspect	243	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4651		Sq. Ft.	Site		0	70.	1.20	7									391,670						391,700	

Total AC/HA: 0.10677 | Total SF/SM: 4651 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 391,670 | Spl Credit | Total: 391,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371752
Depreciation:	98143
Depreciated Total:	273609

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

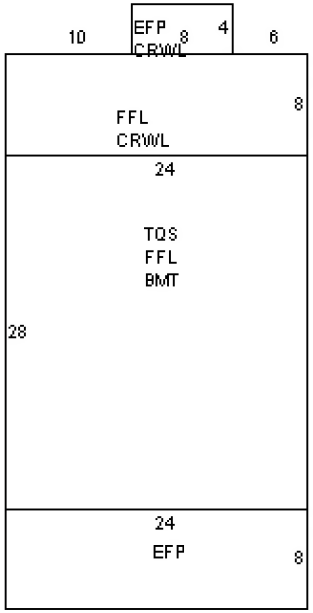
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	109.97
Final Total:	273600	Val/Su SzAd	200.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	864	173.730	150,101
BMT	Basement	672	52.120	35,023
TQS	3/4 Story	504	173.730	87,559
CRWL	Crawl Space	224	26.060	5,837
EFP	Enclos Porch	224	38.980	8,732

Net Sketched Area:	2,488			Total:	287,252
Size Ad	1368	Gross Are	2656	FinArea	1368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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